

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat No.02015
Final Plat Name: Wilderness Ridge 5th Addition

DATE: March 20, 2003

SCHEDULED PLANNING COMMISSION MEETING:

DATE: April 2, 2003

PROPOSAL: A final plat consisting of 45 lots and 2 Outlots.

LAND AREA: 26.20 acres, more or less

CONCLUSION: Final plat is in conformance with the preliminary plat.

<u>RECOMMENDATION:</u>

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Outlot "E", Wilderness Ridge 3rd Addition, located in the SE 1/4 of Section 25, Township 9 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska.

LOCATION: S. 27th St. and Rokeby Rd.

APPLICANT: Thomas E. White
P.O. Box 2296
Lincoln, NE 68542
(402) 421-1604

John L. Brager
P.O. Box 22769
Lincoln, NE 68542
(402) 421-9222

Gerald Schleich
3901 Normal Blvd.
Lincoln, NE 68506
(402) 436-3111

Richard L. Large
9505 S. 27th St.
Lincoln, NE 68512
(402) 423-6961

OWNER: same as applicants

CONTACT: Michael Johnson
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508
(402) 474-6311

EXISTING ZONING: R-3 Residential

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

North:	R-3, Residential	Single family/townhomes
South:	AG, Agriculture	Undeveloped
East:	R-3, Residential	Undeveloped
West:	Ag, Agriculture	Railroad tracks
	P- Public	Wilderness Park

HISTORY: Wilderness Ridge preliminary plat was approved July 6, 1999 by City Council.

UTILITIES: Available

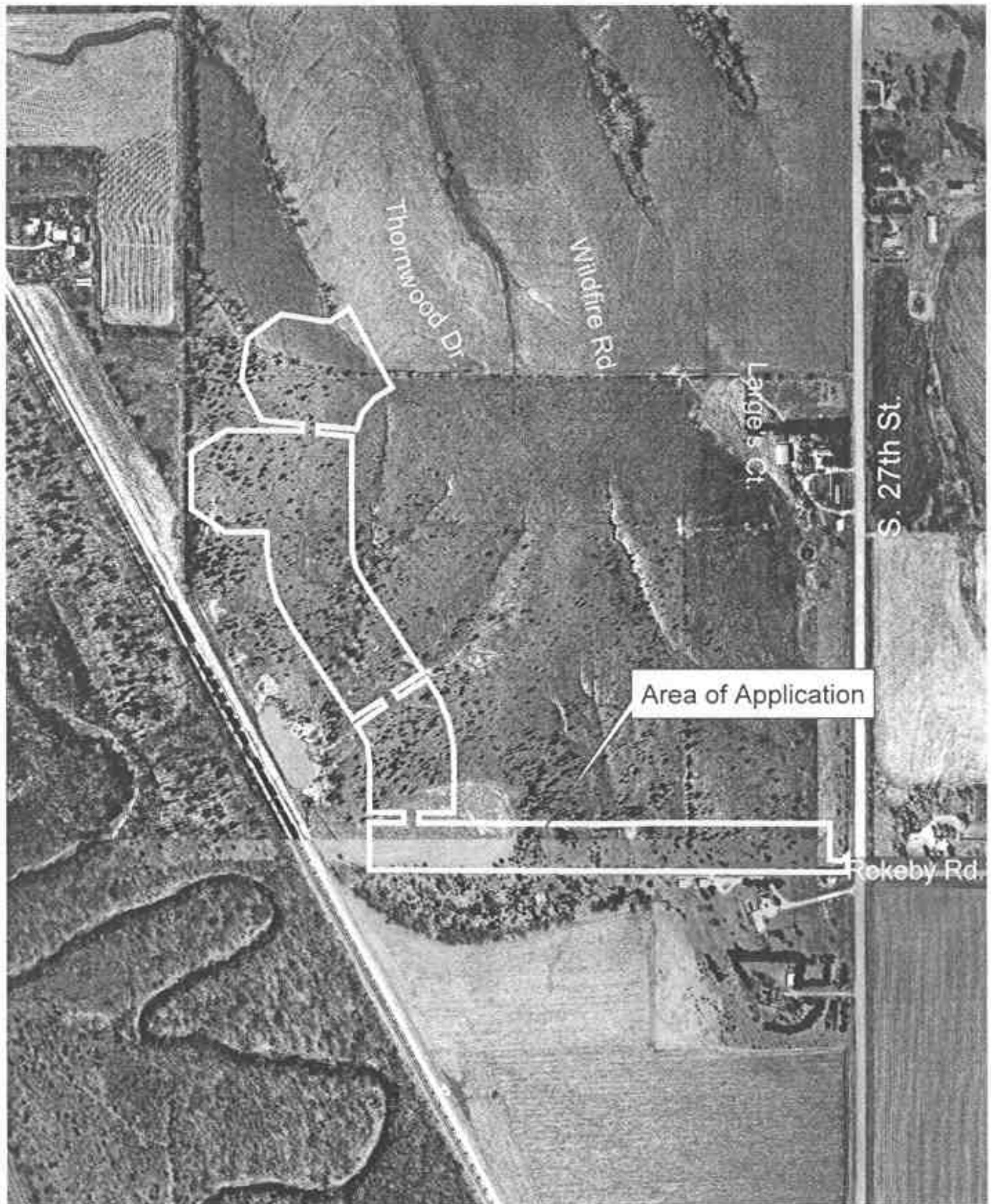
TRAFFIC ANALYSIS: The streets within the plat are classified as local streets.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of street paving, water mains, sanitary sewer, storm sewers and ornamental lighting. Certificate of Deposits have been accepted for the completion of sidewalks, street trees and landscape screen.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

Tom Cajka
Planner

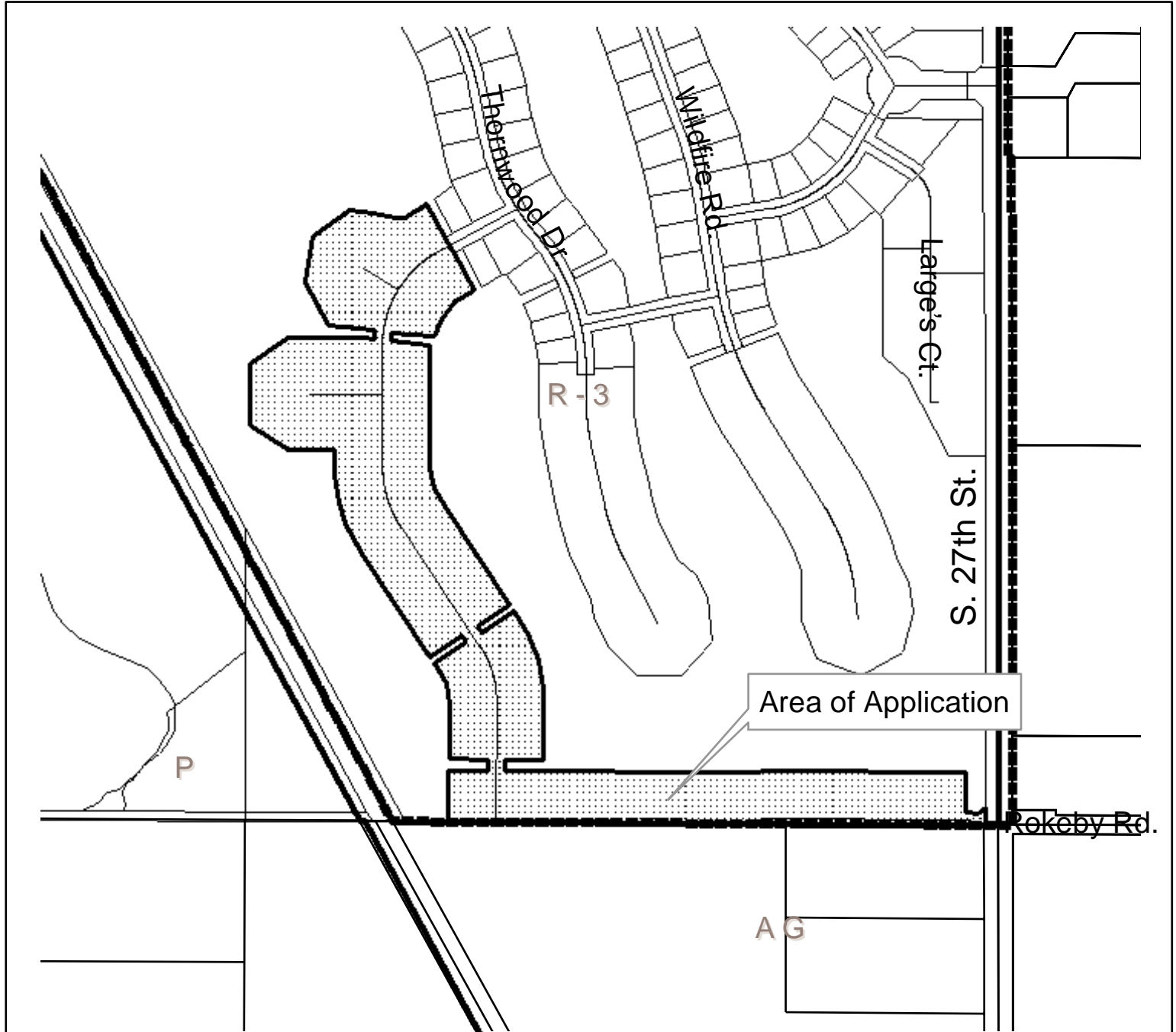
attachments: Information from the applicant.
Technical information.



Final Plat #02015
Wilderness Ridge 5th Add.



Lincoln City - Lancaster County Planning Dept
1999 aerial

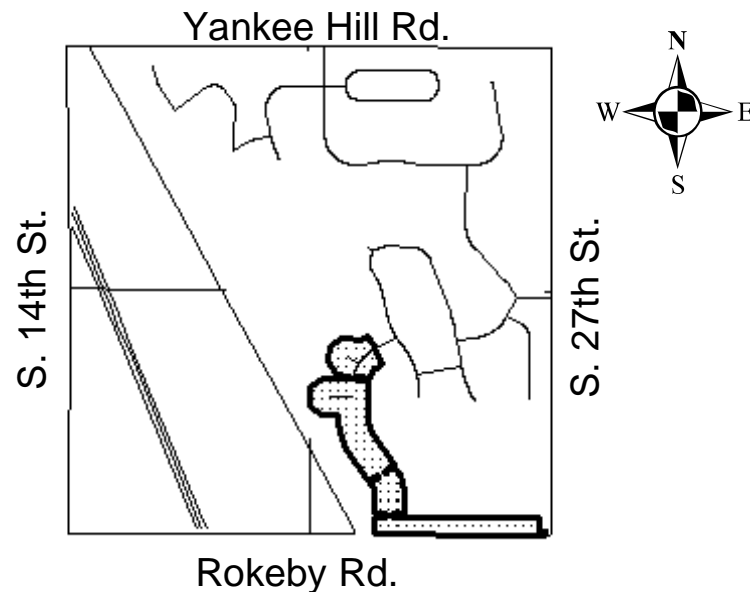
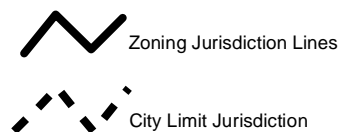


Final Plat #02015 Wilderness Ridge 5th Add.

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec.25 T9N R6E

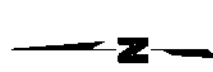


WILDERNESS RIDGE 5TH ADDITION

FINAL PLAT
THIS PLAT IS BASED ON PRELIMINARY PLAT
NO. 99005 FOR WILDERNESS RIDGE ADDITION

INDEX OF SHEETS

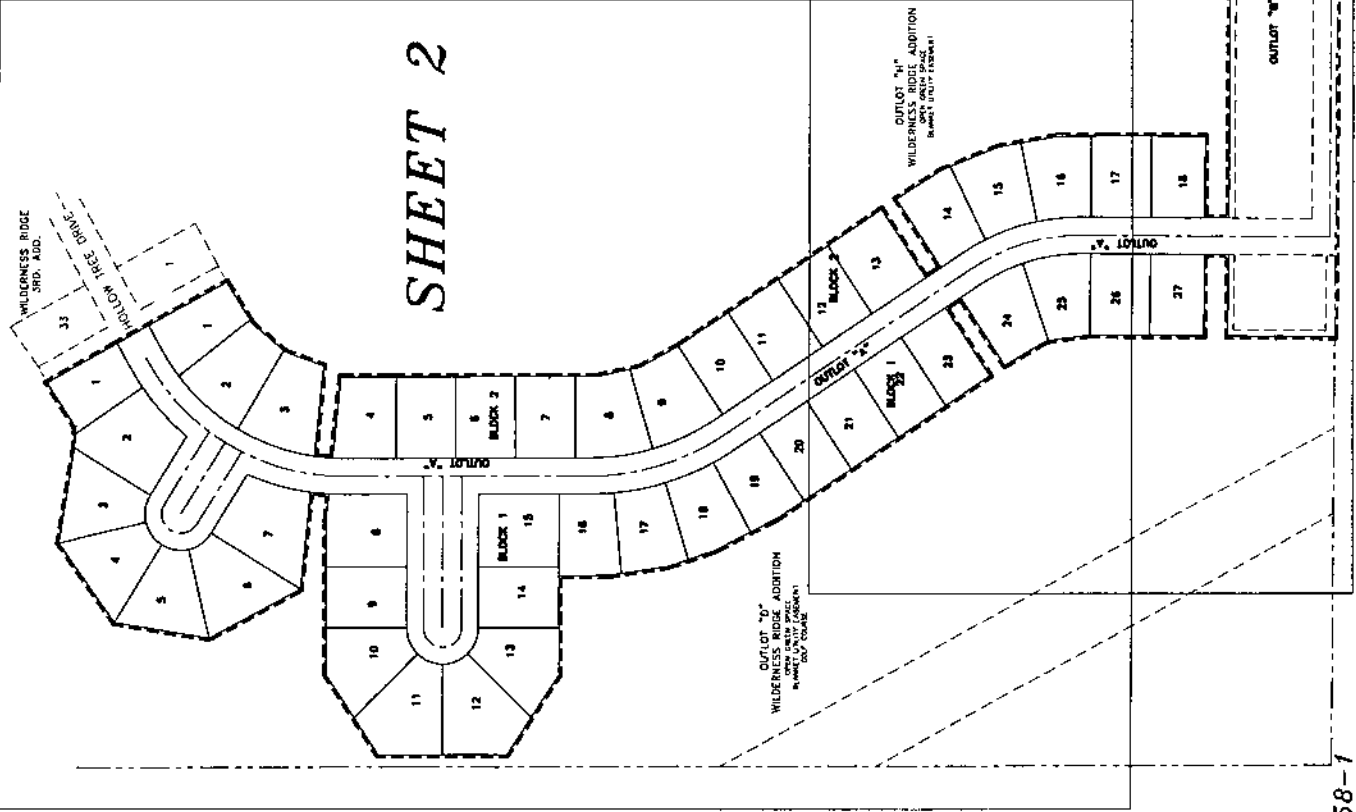
- SHEET 1: COVER SHEET
- SHEET 2: PLAT, LOT AREA TABLE
- SHEET 3: PLAT, CURVE DATA TABLE
- SHEET 4: PLAT, SURVEYORS CERTIFICATE
- SHEET 5: DEDICATION, ACKNOWLEDGMENTS AND LIEN HOLDERS CONSENT AND PLANNING COMMISSION APPROVAL



NOT TO SCALE

SHEET 3

SHEET 4

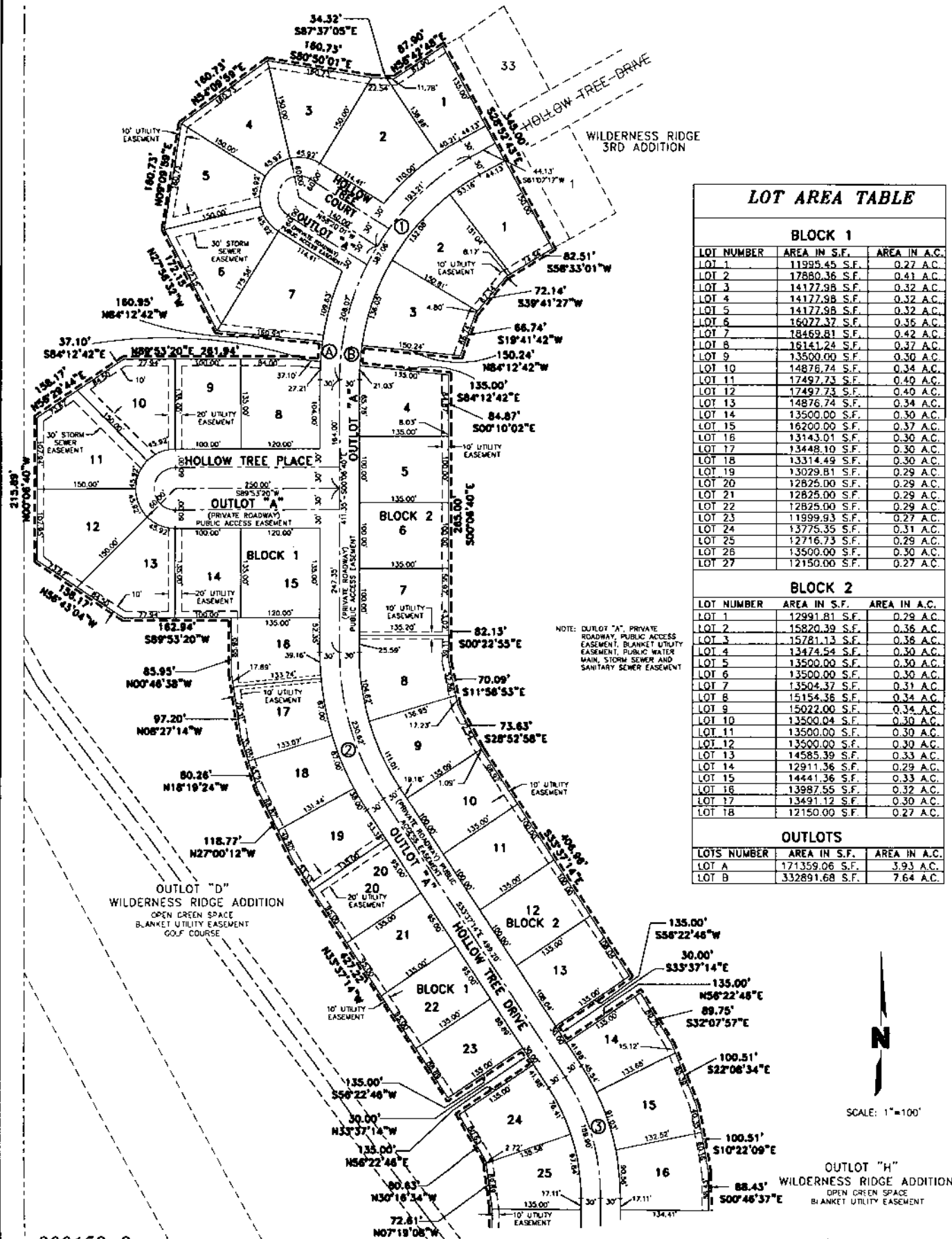


WILDERNESS RIDGE

5TH ADDITION

FINAL PLAT

THIS PLAT IS BASED ON PRELIMINARY PLAT
NO. 99005 FOR WILDERNESS RIDGE ADDITION



LOT AREA TABLE

BLOCK 1

LOT NUMBER	AREA IN S.F.	AREA IN A.C.
LOT 1	11995.45 S.F.	0.27 A.C.
LOT 2	17880.36 S.F.	0.41 A.C.
LOT 3	14177.98 S.F.	0.32 A.C.
LOT 4	14177.98 S.F.	0.32 A.C.
LOT 5	14177.98 S.F.	0.32 A.C.
LOT 6	16077.37 S.F.	0.36 A.C.
LOT 7	18469.81 S.F.	0.42 A.C.
LOT 8	16141.24 S.F.	0.37 A.C.
LOT 9	13500.00 S.F.	0.30 A.C.
LOT 10	14876.74 S.F.	0.34 A.C.
LOT 11	17497.73 S.F.	0.40 A.C.
LOT 12	17497.73 S.F.	0.40 A.C.
LOT 13	14876.74 S.F.	0.34 A.C.
LOT 14	13500.00 S.F.	0.30 A.C.
LOT 15	16200.00 S.F.	0.37 A.C.
LOT 16	13143.01 S.F.	0.30 A.C.
LOT 17	13448.10 S.F.	0.30 A.C.
LOT 18	13314.49 S.F.	0.30 A.C.
LOT 19	13029.81 S.F.	0.29 A.C.
LOT 20	12825.00 S.F.	0.29 A.C.
LOT 21	12825.00 S.F.	0.29 A.C.
LOT 22	12825.00 S.F.	0.29 A.C.
LOT 23	11999.93 S.F.	0.27 A.C.
LOT 24	13775.35 S.F.	0.31 A.C.
LOT 25	12716.73 S.F.	0.29 A.C.
LOT 26	13500.00 S.F.	0.30 A.C.
LOT 27	12150.00 S.F.	0.27 A.C.

BLOCK 2

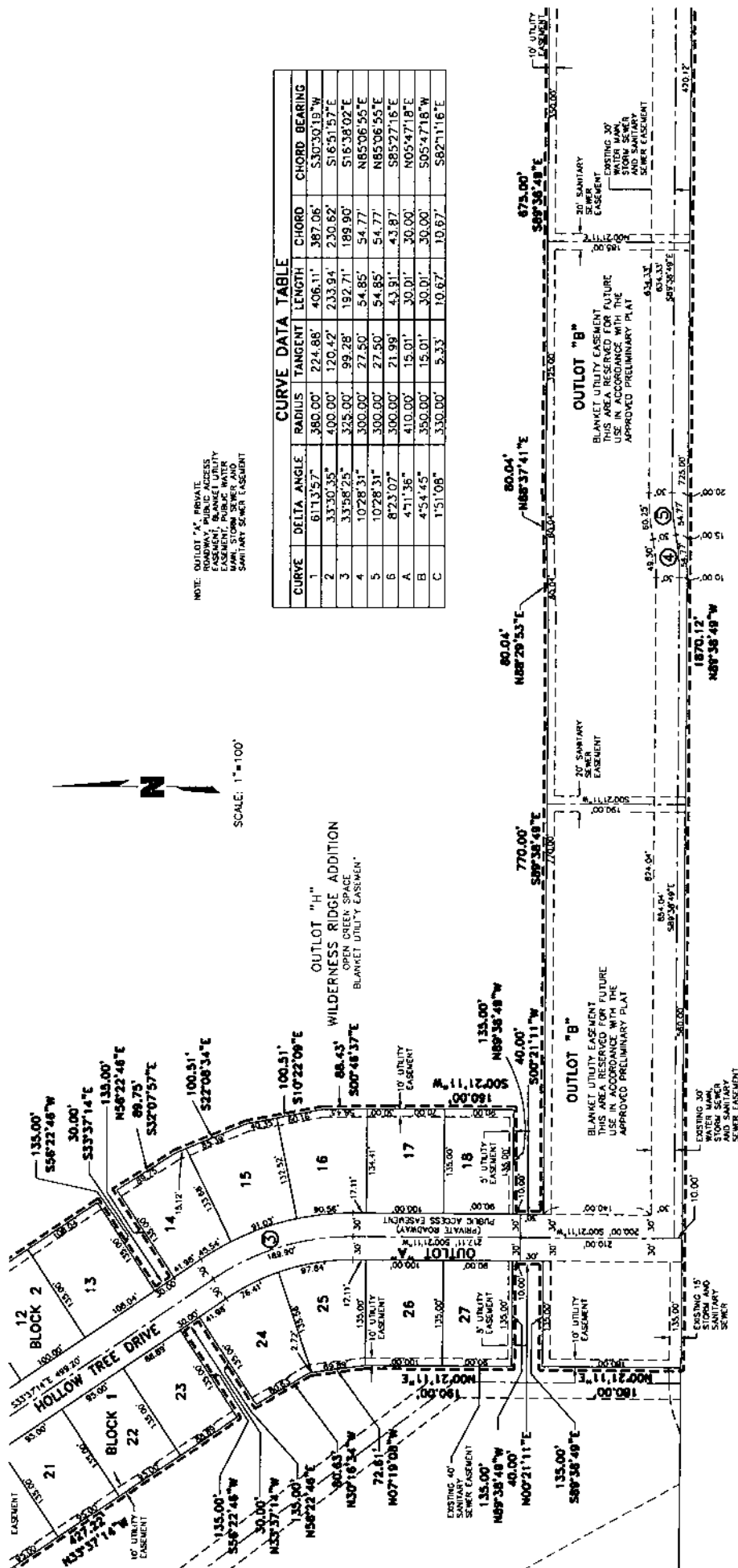
LOT NUMBER	AREA IN S.F.	AREA IN A.C.
LOT 1	12991.81 S.F.	0.29 A.C.
LOT 2	15820.39 S.F.	0.36 A.C.
LOT 3	15781.13 S.F.	0.36 A.C.
LOT 4	13474.54 S.F.	0.30 A.C.
LOT 5	13500.00 S.F.	0.30 A.C.
LOT 6	13500.00 S.F.	0.30 A.C.
LOT 7	13504.37 S.F.	0.31 A.C.
LOT 8	15154.38 S.F.	0.34 A.C.
LOT 9	15022.00 S.F.	0.34 A.C.
LOT 10	13500.04 S.F.	0.30 A.C.
LOT 11	13500.00 S.F.	0.30 A.C.
LOT 12	13500.00 S.F.	0.30 A.C.
LOT 13	14585.39 S.F.	0.33 A.C.
LOT 14	12911.36 S.F.	0.29 A.C.
LOT 15	14441.36 S.F.	0.33 A.C.
LOT 16	13987.55 S.F.	0.32 A.C.
LOT 17	13491.12 S.F.	0.30 A.C.
LOT 18	12150.00 S.F.	0.27 A.C.

OUTLOTS

LOTS NUMBER	AREA IN S.F.	AREA IN A.C.
LOT A	171359.06 S.F.	3.93 A.C.
LOT B	332891.68 S.F.	7.64 A.C.

FINAL PLAT

THIS PLAT IS BASED ON PRELIMINARY PLAT NO. 99005 FOR WILDERNESS RIDGE ADDITION



WILDERNESS RIDGE 5TH ADDITION

FINAL PLAT

THIS PLAT IS BASED ON PRELIMINARY PLAT
NO. 99005 FOR WILDERNESS RIDGE ADDITION

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS WILDERNESS RIDGE 5TH ADDITION, A SUBDIVISION COMPOSED OF OUTLOT "E", WILDERNESS RIDGE 3RD ADDITION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, T9N, R6E OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 38 MINUTES 49 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 50.00 FEET TO A SOUTHEAST CORNER OF SAID OUTLOT "E", SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ON THE AFORESAID BEARING OF NORTH 89 DEGREES 38 MINUTES 49 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "E", A DISTANCE OF 1870.12 FEET TO A SOUTHWEST CORNER OF SAID OUTLOT "E"; THENCE NORTH 00 DEGREES 21 MINUTES 11 SECONDS EAST ALONG A WESTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 180.00 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 89 DEGREES 38 MINUTES 49 SECONDS EAST ALONG A NORTHERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 135.00 FEET TO A POINT OF DEFLECTION; THENCE NORTH 00 DEGREES 21 MINUTES 11 SECONDS EAST ALONG A WESTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 40.00 FEET TO A POINT OF DEFLECTION; THENCE NORTH 89 DEGREES 38 MINUTES 49 SECONDS WEST ALONG A SOUTHERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 135.00 FEET TO A POINT OF DEFLECTION; THENCE NORTH 00 DEGREES 21 MINUTES 11 SECONDS EAST ALONG A WESTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 190.00 FEET TO A POINT OF DEFLECTION; THENCE NORTH 07 DEGREES 19 MINUTES 08 SECONDS WEST ALONG A WESTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 72.61 FEET TO A POINT OF DEFLECTION; THENCE NORTH 30 DEGREES 16 MINUTES 34 SECONDS WEST ALONG A SOUTHWESTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 80.63 FEET TO A POINT OF DEFLECTION; THENCE NORTH 56 DEGREES 22 MINUTES 46 SECONDS EAST ALONG A NORTHWESTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 135.00 FEET TO A POINT OF DEFLECTION; THENCE NORTH 33 DEGREES 37 MINUTES 14 SECONDS WEST ALONG A SOUTHWESTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 30.00 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 56 DEGREES 22 MINUTES 46 SECONDS WEST ALONG A SOUTHEASTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 135.00 FEET TO A POINT OF DEFLECTION; THENCE NORTH 33 DEGREES 37 MINUTES 14 SECONDS WEST ALONG A SOUTHWESTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 14 SECONDS WEST ALONG A SOUTHWESTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 427.22 FEET TO A POINT OF DEFLECTION; THENCE NORTH 27 DEGREES 00 MINUTES 12 SECONDS WEST ALONG A SOUTHWESTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 118.77 FEET TO A POINT OF DEFLECTION; THENCE NORTH 18 DEGREES 19 MINUTES 24 SECONDS WEST ALONG A WESTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 80.26 FEET TO A POINT OF DEFLECTION; THENCE NORTH 08 DEGREES 27 MINUTES 14 SECONDS WEST ALONG A WESTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 97.20 FEET TO A POINT OF DEFLECTION; THENCE NORTH 00 DEGREES 46 MINUTES 38 SECONDS WEST ALONG A WESTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 85.95 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 89 DEGREES 38 MINUTES 49 SECONDS WEST ALONG A SOUTHERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 162.94 FEET TO A POINT OF DEFLECTION; THENCE NORTH 56 DEGREES 22 MINUTES 46 SECONDS WEST ALONG A SOUTHWESTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 158.17 FEET TO A POINT OF DEFLECTION; THENCE NORTH 00 DEGREES 06 MINUTES 40 SECONDS WEST ALONG A WESTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 215.89 FEET TO A POINT OF DEFLECTION; THENCE NORTH 56 DEGREES 29 MINUTES 44 SECONDS EAST ALONG A NORTHWESTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 158.17 FEET TO A POINT OF DEFLECTION; THENCE NORTH 89 DEGREES 38 MINUTES 49 SECONDS EAST ALONG A NORTHERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 261.94 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 84 DEGREES 12 MINUTES 42 SECONDS EAST ALONG A NORTHERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 37.10 FEET TO A POINT OF DEFLECTION; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 410.00 FEET, ARC LENGTH OF 30.01 FEET, DELTA ANGLE OF 04 DEGREES 11 MINUTES 38 SECONDS, A CHORD BEARING OF NORTH 05 DEGREES 47 MINUTES 18 SECONDS EAST ALONG A WESTERLY LINE OF SAID OUTLOT "E", AND A CHORD LENGTH OF 30.00 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 84 DEGREES 12 MINUTES 42 SECONDS WEST ALONG A SOUTHERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 160.95 FEET TO A POINT OF DEFLECTION; THENCE NORTH 27 DEGREES 56 MINUTES 32 SECONDS WEST ALONG A SOUTHWESTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 172.15 FEET TO A POINT OF DEFLECTION; THENCE NORTH 09 DEGREES 09 MINUTES 59 SECONDS EAST ALONG A WESTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 160.73 FEET TO A POINT OF DEFLECTION; THENCE NORTH 54 DEGREES 09 MINUTES 59 SECONDS EAST ALONG A NORTHWESTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 160.73 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 80 DEGREES 50 MINUTES 01 SECONDS EAST ALONG A NORTHERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 160.73 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 87 DEGREES 37 MINUTES 05 SECONDS EAST ALONG A NORTHERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 34.32 FEET TO A POINT OF DEFLECTION; THENCE NORTH 56 DEGREES 42 MINUTES 48 SECONDS EAST ALONG A NORTHWESTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 87.00 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 28 DEGREES 52 MINUTES 43 SECONDS EAST ALONG A NORTHEASTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 345.00 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 58 DEGREES 33 MINUTES 01 SECONDS WEST ALONG A SOUTHEASTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 82.51 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 39 DEGREES 41 MINUTES 27 SECONDS WEST ALONG A SOUTHEASTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 72.14 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 19 DEGREES 41 MINUTES 42 SECONDS WEST ALONG AN EASTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 68.74 FEET TO A POINT OF DEFLECTION; THENCE NORTH 84 DEGREES 12 MINUTES 42 SECONDS WEST ALONG A SOUTHERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 150.24 FEET TO A

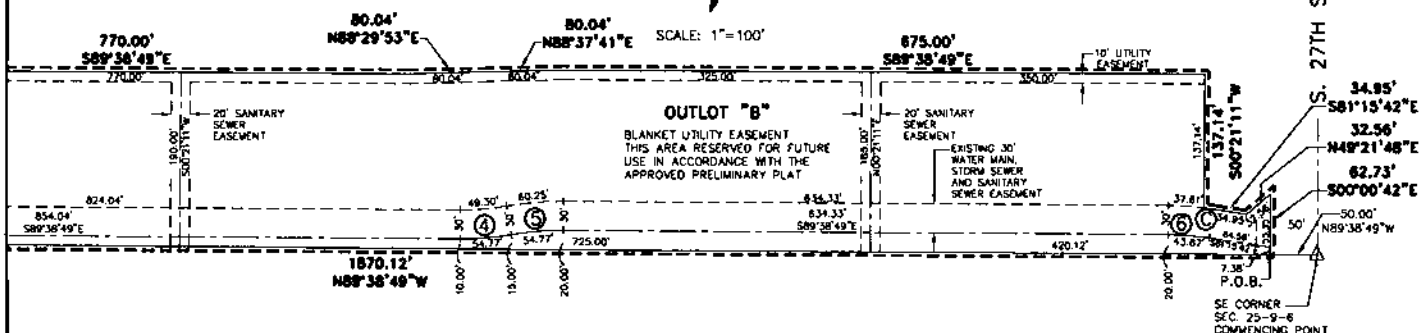
POINT; THENCE ALONG A CURVE IN A COUNTER-CLOCKWISE DIRECTION, HAVING A RADIUS OF 350.00 FEET, ARC LENGTH OF 30.01 FEET, DELTA ANGLE OF 04 DEGREES 54 MINUTES 45 SECONDS, A CHORD BEARING OF SOUTH 05 DEGREES 47 MINUTES 18 SECONDS WEST ALONG AN EASTERLY LINE OF SAID OUTLOT "E", AND A CHORD LENGTH OF 30.00 FEET TO A POINT; THENCE SOUTH 84 DEGREES 12 MINUTES 42 SECONDS EAST ALONG A NORTHERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 135.00 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 00 DEGREES 10 MINUTES 02 SECONDS EAST ALONG AN EASTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 84.87 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 00 DEGREES 06 MINUTES 40 SECONDS EAST ALONG AN EASTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 285.00 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 00 DEGREES 22 MINUTES 55 SECONDS EAST ALONG AN EASTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 82.13 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 11 DEGREES 58 MINUTES 53 SECONDS EAST ALONG AN EASTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 70.09 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 28 DEGREES 52 MINUTES 58 SECONDS EAST ALONG A NORTHEASTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 73.63 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 33 DEGREES 37 MINUTES 14 SECONDS EAST ALONG A NORTHEASTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 406.96 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 56 DEGREES 22 MINUTES 46 SECONDS WEST ALONG A SOUTHEASTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 135.00 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 33 DEGREES 37 MINUTES 14 SECONDS EAST ALONG A NORTHEASTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 30.00 FEET TO A POINT OF DEFLECTION; THENCE NORTH 56 DEGREES 22 MINUTES 46 SECONDS EAST ALONG A NORTHWESTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 135.00 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 32 DEGREES 07 MINUTES 57 SECONDS EAST ALONG A NORTHWESTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 89.75 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 22 DEGREES 08 MINUTES 34 SECONDS EAST ALONG AN EASTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 100.51 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 10 DEGREES 22 MINUTES 09 SECONDS EAST ALONG AN EASTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 100.51 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 00 DEGREES 46 MINUTES 37 SECONDS EAST ALONG AN EASTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 88.43 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 00 DEGREES 21 MINUTES 11 SECONDS WEST ALONG AN EASTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 160.00 FEET TO A POINT OF DEFLECTION; THENCE NORTH 89 DEGREES 38 MINUTES 49 SECONDS WEST ALONG A SOUTHERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 135.00 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 00 DEGREES 21 MINUTES 11 SECONDS WEST ALONG AN EASTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 40.00 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 89 DEGREES 38 MINUTES 49 SECONDS EAST ALONG A NORTHERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 270.00 FEET TO A POINT OF DEFLECTION; THENCE NORTH 88 DEGREES 29 MINUTES 53 SECONDS EAST ALONG A NORTHERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 80.04 FEET TO A POINT OF DEFLECTION; THENCE NORTH 88 DEGREES 37 MINUTES 41 SECONDS EAST ALONG A NORTHERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 80.04 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 89 DEGREES 38 MINUTES 49 SECONDS EAST ALONG A NORTHERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 675.00 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 00 DEGREES 21 MINUTES 11 SECONDS WEST ALONG AN EASTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 137.14 FEET TO A POINT OF DEFLECTION; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 330.00 FEET, ARC LENGTH OF 10.67 FEET, DELTA ANGLE OF 01 DEGREES 51 MINUTES 08 SECONDS, A CHORD BEARING OF SOUTH 82 DEGREES 11 MINUTES 16 SECONDS EAST ALONG A NORTHERLY LINE OF SAID OUTLOT "E", AND A CHORD LENGTH OF 10.67 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 81 DEGREES 15 MINUTES 42 SECONDS EAST ALONG A NORTHERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 34.95 FEET TO A POINT OF DEFLECTION; THENCE NORTH 49 DEGREES 21 MINUTES 48 SECONDS EAST ALONG A NORTHWESTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 32.56 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 00 DEGREES 00 MINUTES 42 SECONDS EAST ALONG AN EASTERLY LINE OF SAID OUTLOT "E", A DISTANCE OF 62.73 FEET TO THE TRUE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 26.20 ACRES, OR 1,141,665.87 SQUARE FEET.

PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, STREET INTERSECTIONS, BLOCK CORNERS, POINTS OF TANGENCY AND CURVATURE AS SHOWN ON THE PLAT IN ACCORDANCE WITH TITLE 26 OF THE LINCOLN MUNICIPAL CODE. TEMPORARY MARKERS HAVE BEEN PLACED AT ALL LOT CORNERS AND THE OWNER WILL FURNISH TO THE CITY OF LINCOLN A STAKING BOND TO INSURE THE PLACING OF PERMANENT MONUMENTS AT ALL SUCH LOT CORNERS PRIOR TO THE CONSTRUCTION OR CONVEYANCE OF ANY LOT SHOWN ON THIS FINAL PLAT. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

DATE

MICHAEL R. JOHNSON
OLSSON ASSOCIATES
1111 LINCOLN MALL
LINCOLN, NE 68508

L.S. NUMBER



**WILDERNESS RIDGE
5TH ADDITION
FINAL PLAT
THIS PLAT IS BASED ON PRELIMINARY PLAT
NO. 99005 FOR WILDERNESS RIDGE ADDITION**

DEDICATION

THE FOREGOING PLAT, IS KNOWN AS WILDERNESS RIDGE 5TH ADDITION, A SUBDIVISION COMPOSED OF OUTLOT "E", WILDERNESS RIDGE 3RD ADDITION, LOCATED IN THE SOUTHEAST QUATER OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH PM, CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND IS MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE. THIS DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, SOLE OWNER(S), AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, ALL TEL. TIME WARNER ENTERTAINMENT - ADVANCE/NEWHOUSE, AQUILA, THEIR SUCCESSORS AND ASSIGNS, TO ALLOW ENTRY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, REPAIR, OPERATION AND MAINTENANCE OF WIRES, CABLES, CONDUITS, FIXTURES, POLES, TOWERS, PIPES, AND EQUIPMENT FOR THE DISTRIBUTION OF ELECTRICITY AND GAS; TELEPHONE AND CABLE TELEVISION; WASTEWATER COLLECTORS; STORM DRAINS; WATER MAINS AND ALL APPURTENANCES THERETO, OVER, UPON, OR UNDER THE EASEMENTS AS SHOWN ON THE FOREGOING PLAT.

THE CONSTRUCTION OR LOCATION OF ANY BUILDING OR STRUCTURE, EXCLUDING FENCES, OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON SHALL BE PROHIBITED.

THE CONSTRUCTION OR LOCATION OF ANY FENCE OR OTHER IMPROVEMENT WHICH OBSTRUCTS DRAINAGE SHALL BE PROHIBITED OVER, UPON, OR UNDER ANY STORM DRAIN EASEMENT OR DRAINAGE EASEMENT SHOWN THEREON.

THE CITY OF LINCOLN, ITS SUCCESSORS OR ASSIGNS ARE HEREBY HELD HARMLESS FOR THE COST OF REPLACEMENT OR DAMAGE TO ANY IMPROVEMENT OR VEGETATION OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON.

THE ACCESS EASEMENTS AND THE PEDESTRIAN WAY EASEMENTS SHOWN THEREON SHALL BE USED FOR PUBLIC ACCESS AND THE PUBLIC IS HEREBY GRANTED THE RIGHT OF SUCH USE.

WITNESS MY HAND THIS _____ DAY OF _____, 20____.

THOMAS E. WHITE, PRESIDENT OF DEVELOPMENT OF
RIDGE DEVELOPMENT COMPANY, A NEBRASKA CORPORATION
MEMBER OF WILDERNESS RIDGE, L.L.C.
A NEBRASKA LIMITED LIABILITY COMPANY

JOHN C. BRAGER, PRESIDENT OF CONSTRUCTION OF
RIDGE DEVELOPMENT COMPANY, A NEBRASKA CORPORATION
MEMBER OF WILDERNESS RIDGE, L.L.C.
A NEBRASKA LIMITED LIABILITY COMPANY

GERALD L. SCHLEICH, PRESIDENT OF
SOUTHVIEW, INC., A NEBRASKA CORPORATION
MEMBER OF WILDERNESS RIDGE, L.L.C.
A NEBRASKA LIMITED LIABILITY COMPANY

RICHARD L. LARGE, GENERAL PARTNER OF
LARGE PARTNERSHIP, LTD., A NEBRASKA LIMITED PARTNERSHIP
MEMBER OF WILDERNESS RIDGE, L.L.C.
A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS _____ DAY OF _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THOMAS E. WHITE, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS PRESIDENT OF DEVELOPMENT DIVISION FOR RIDGE DEVELOPMENT COMPANY, A NEBRASKA CORPORATION, AS A MEMBER OF WILDERNESS RIDGE, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS _____ DAY OF _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JOHN C. BRAGER, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS PRESIDENT OF CONSTRUCTION DIVISION FOR RIDGE DEVELOPMENT COMPANY, A NEBRASKA CORPORATION, AS A MEMBER OF WILDERNESS RIDGE, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS _____ DAY OF _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GERALD L. SCHLEICH, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS PRESIDENT OF SOUTHVIEW, INC., A NEBRASKA CORPORATION, AS A MEMBER OF WILDERNESS RIDGE, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS _____ DAY OF _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME RICHARD L. LARGE, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS A GENERAL PARTNER, FOR LARGE PARTNERSHIP, LTD., A NEBRASKA LIMITED PARTNERSHIP, AS A MEMBER OF WILDERNESS RIDGE, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID LIMITED PARTNERSHIP.

NOTARY PUBLIC

LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS WILDERNESS RIDGE 5TH ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. 2000-011268, 2000-058635, (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS, OR STREETS, OR ROADS, PEDESTRIAN WAY EASEMENTS, AND ACCESS EASEMENTS AND RELINQUISHMENTS OF ACCESS, DEDICATED TO THE PUBLIC, ALL AS SHOWN ON THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT IT IS THE HOLDER OF THE LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

PINNACLE BANK

BY: _____
LYNNETTE NELSON

TITLE: LOAN OFFICER AND ESCROW AGENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY LYNNETTE NELSON, LOAN OFFICER AND ESCROW AGENT, PINNACLE BANK, ON BEHALF OF SAID BANK.

NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION ON THIS _____ DAY OF _____ BY RESOLUTION NO. _____.

ATTEST: _____
CHAIR